

Rural Municipality of Wellington

Council Meeting Minutes

April 25, 2024

Present: Mayor Irene MacCaull, Jason Maddix, Moira McGuire, Jeannette Gallant, Albert Arsenault, Imelda Arsenault, and Jean-Pierre Arsenault, CAO.

Regrets: None

1. Call meeting to order

Mayor MacCaull welcomes all to the meeting.

2. Wellington Fire Department Report

Fire chief Perry presented a report to the members of council since the last council meeting:

- 5 calls (2 motor vehicle collisions, 1 false alarm & 2 medical first responders).
- 3 firefighters set to complete level 1 course.
- Mutual aid meeting held in O'leary during the month.
- Fire chiefs meeting scheduled for May 2nd.
- Fire chief informed council that IWMC will be installing an incinerator on their site on highway 2 outside Days Corner. Purpose of the incinerator is to burn trees that fell during Fiona. There will be a 3-hour course around April 30th and May 1st for the firefighters regarding the incinerator.
- Regarding the filling of the ditch before the firehall and installing a culvert, the CAO will check on that.

3. Approval of agenda

It is moved and seconded that the agenda be approved as presented.

Motion carried.

4. Conflict of interest declaration

Jean-Pierre Arsenault declared a conflict with item 9f and will reclude himself from the meeting for this item.

5. Approval of minutes – March 14, 2024

It is moved and seconded that the March 14th minutes be approved as presented.

Motion carried.

6. Business arising from the minutes

a. Affordable housing – Housing Accelerator Fund

CAO informed council on what has transpired since the last council meeting. The CAO spoke to Travis Moen regarding parcel #735160 and told him that the raised lot is not big enough to build two 6-unit buildings. Mr. Moen informed the CAO that he would like to have a delineation done on that parcel of land having dimensions of 250 feet frontage and 450 feet deep. The CAO will get back to Mr. Moen once he has more information.

The CAO spoke to C.J. McCardle of WSP Canada Inc. to inquire about how much they would charge to do a delineation report for the parcel of land mentioned above. Mr. McCardle told the CAO to speak first to the department of Environment and inform them of the Rural Community of Wellington's intentions.

The CAO spoke to Chad Quigley of the department of Environment in Charlottetown regarding the possibility that the Rural Community of Wellington hire an engineering firm to do a delineation report on the above-mentioned parcel of land. Mrs. Quigly referred the CAO to Dale Thompson at the department of Environment in Charlottetown.

The CAO tried on numerous occasions to speak to Dale Thomson but no avail. The CAO did leave a message outlining the Rural Municipality of Wellington's intentions. Mr. Thompson left a message saying that he will send officers in 3-4 weeks to examine the parcel of land.

The CAO met with former mayor, Alcide Bernard, to prepare a list of all the vacant lots or undeveloped lands within the boundaries of the community. The CAO wrote down a list of all the vacant lots both owned the community and other parties that could be included in one of the local initiatives of the housing accelerator fund (delineation program). Imelda Arsenault will prepare a RFP to hire an engineering firm to do the delineation program.

The corner lot next to the fire hall that is owned by the Rural Community of Wellington could be sold to a developer for the purpose of building affordable housing. Council will discuss this further at a future meeting. Possibility of preparing an expression of interest for that vacant lot.

The CAO brought the possibility of building affordable housing on the vacant lot next to the Bel Age that is owned by The Chez Nous. The CAO will speak to the president of The Chez Nous, Gilles Painchaud, on their intentions of the vacant lot. Another lot that could be used for affordable housing is the vacant lot situated on Sunset Drive across from the Gabriel housing project. The CAO will contact the owner of the lot, Leonce Arsenault.

Finally, another vacant lot that could be used for affordable housing is the one on Leonce Bernard.

b. PEI Department of Transportation work updates

As of today, no news was received from Steven Yeo regarding the possibility of having storm sewers installed on Sunset Drive between the Wellington Legion and Maple Street.

c. Pollinators Park

A representative of Thompson Well Drilling visited the site and said that the site is too wet for drilling right now. Council decided to defer the decision to the May council meeting.

d. Subdivision applications

Wellington Estates - no update

Countryview Holdings – no update

AJL subdivision –Outgoing CAO sent an email to Dale Thompson of the Department of Environment for an update on their decision. Mr. Thompson replied that he will send personnel in a few weeks to visit the site.

Barlow Road development – No update.

e. IRAC report

CAO informed the meeting that the report will be ready for the May council meeting.

f. Childcare centre request

The ACPEIPE (childcare association) Director called the CAO to inform him that the oven of the stove in the kitchen was not keeping its heat and that it was not reliable to cook the meals for the daycare. They asked if the daycare could bring another stove to replace the existing one and that the stove would be left in the kitchen once the daycare relocates to the Evangeline school in Abram's Village. The CAO accepted the request of the daycare.

7. Finance

No monthly report for April was presented as the CAO was finalizing the fiscal year ending on March 31, 2024.

8. Committee reports

1. Sewer and municipal services a) New sidewalk – Sunset Drives b) Park repairs

c) Pondside Drive water.

a) CAO spoke to an employee of the operator of the lagoon and said that a timer was installed on the heater at the lift station (on for 15 minutes and off for 45 minutes). This should reduce the electric bills for the future.

b) CAO will check with AJL Ltd to see if Curran & Briggs came to inspect the cement of the new sidewalk. More information at May meeting.

c) No news

2. New Trails Committee Report

No news.

3. Tourism and recreation

Will have more info at the May council meeting related to the boardwalk.

We got confirmation to hire 1 student this summer from the Feds.
No news from the Province yet to hire 1 student for the summer.
Councillor Albert Arsenault will install the hoop and net for basketball.

4. Bingo and Social Services

Bingos are going well per Irene MacCaull.

5. EMO, Fire and Police

Mayor MacCaull attended a meeting for EMO and received a document containing contacts and phone numbers.

Le Centre Goeland can be used as a site for emergency situations and the centre will be getting a generator.

Centre Expo can be used as a warming centre.

6. Technology & Communications

A new computer has been ordered for the CAO.

The CAO will call SAGE to inquire about the costs of upgrading to a newer version.

7. Planning Board, Policies and Bylaws

No news.

8. Bienvenue/Welcome & immigration Évangéline

Councillor McGuire participated in a question-and-answer session on culture and language at the Centre Goeland and found it very worthwhile.

Another meeting is planned for next Monday.

9. Health Center update

Mayor MacCaull informed council that there is no nurse practitioner at the health centre (in the access pei building) on Wednesdays.

9. New Business

a) Development permits

1 permit was issued to Janice Gallant in April, 2024.

b) Wellington Legion solar panels

The CAO informed council that the development permit was put on the Canada Post's bulletin board and was there for a period of 21 days as per the process.

The solar panels will be installed shortly at the legion.

c) By-election for vacant Council position

No candidates came forward. Per the outgoing CAO, we will consult with Municipal Affairs on the process to appoint council members past the election date.

d) Repairs to the Vanier Centre

The CAO informed council that the costs to repair the moldings around the glass doors and the bottom of the columns would be about \$500. Yvon Arsenault will do the repairs if council approves.

The municipality received a quote of \$550.00 from Jonathan Peters to clean the gutters and downspouts at the Vanier Centre.

Moved and seconded that council approves the costs of repairs and the cost to clean the gutters and downspouts at the Vanier Centre.

Motion carried

The municipality also received two (2) more quotes from Jonathan Peters:

First quote was for \$1,350 to soft wash the Vanier Centre building exterior.

Second quote was for \$2,000 to pressure wash all sides of the 190' bridge (no chemicals will be used).

Council decided to delay the cleaning of the exterior walls of the Vanier Centre and the sides of the 190' bridge until the work on the boardwalk is completed.

Regarding the gazebo in the park, the CAO informed council that some corners are sinking into the ground and said that something has to be done, otherwise, the underneath of the gazebo will rot at a faster pace. Jason will speak to the firemen and see what they could do to help raise the gazebo.

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e) Lagoon capacity study

The municipality received quotes from two (2) engineering firms. WSP's quote was \$20,420 and CBCL's quote was \$24,185.

The CAO and the councillor responsible for the lagoon met earlier this week to go over the tenders submitted. After review, it was recommended to accept the WSP bid.

Moved and seconded to accept the WSP bid.

Motion carried

f) Quotes for boardwalk

JP Arsenault recused himself from the meeting due to a conflict of interest on this item.

Council received a bid from AJL Limited to improve the boardwalk and a previous one from MacAusland Construction. The quotes do not show which lumber will be used and we will remove the section along the tennis court. Outgoing CAO will ask for those changes and we will rediscuss at the next meeting.

Moved and seconded that the Rural Municipality of Wellington submit an application to the Community Revitalization Program for a total amount of \$ 145 000 - \$50 for the Fire Department and \$95 000 for the boardwalk replacement.

Motion carried

g) Summer students project

The CAO informed council that the municipality has been accepted to hire a student for eight (8) for the summer months from the federal government. No word yet for a summer student project from the provincial government.

Council asked the CAO to speak to Eric Arsenault about the numbering of the manholes in the community.

Council also asked the CAO to speak to AJL about cleaning the part of the parking lot in the back of the Vanier Centre where the snow was piled up during the past winter.

h) Les cyclopousses

Velma Durant approached the CAO about the cyclopousse project that will be happening during the upcoming summer months. She is asking if the cyclopousse can be stored at night inside the Barlow Mill. Mrs. Durant also said that the summer students working for the municipality could use the cyclopousse to take the Chez-Nous residents out for a ride. She will coordinate the schedule with the Chez-Nous residents. Mrs. Durant will also give a training session to the summer students working for the municipality.

Moved and seconded that we give permission to store the cyclopousse at night inside the Barlow Mill. The cyclopousse would have to stay outside during rainy days.

Motion carried

The CAO will speak to Annette Richard regarding the upcoming July 1st celebrations.

i) Emergency Measures Plan

Mayor MacCaull had a meeting with EMO and gave a copy of the contacts along with their corresponding phone numbers.

j) Sage accounting program

CAO informed council that a new desktop and a monitor have been purchased from Dell. A new version of SAGE will have to be purchased also as the present version is quite old. Council approved to acquire a new version of SAGE.

10. Correspondence

Evangeline school

The municipality received a letter from the school regarding bursaries for the grade 12 students. The CAO will inquire on the number of students graduating this year. Council will make a decision at the next council meeting.

11. Other items:

Grass cutting

CAO will contact Charles Bernard to get a quote for the 2024 cutting season.
Ask Charles if he does the whipper snipper as maybe the students can do it.

Park cleaning

Do the cleaning before the long weekend in May.
Schedule cleaning for May 8th, 6pm or May 9th, 6pm.

12. Next meeting – May 16, 2024

13. Adjournment - Moved that the meeting be adjourned.